



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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Marsha S. McLaughlin, Director

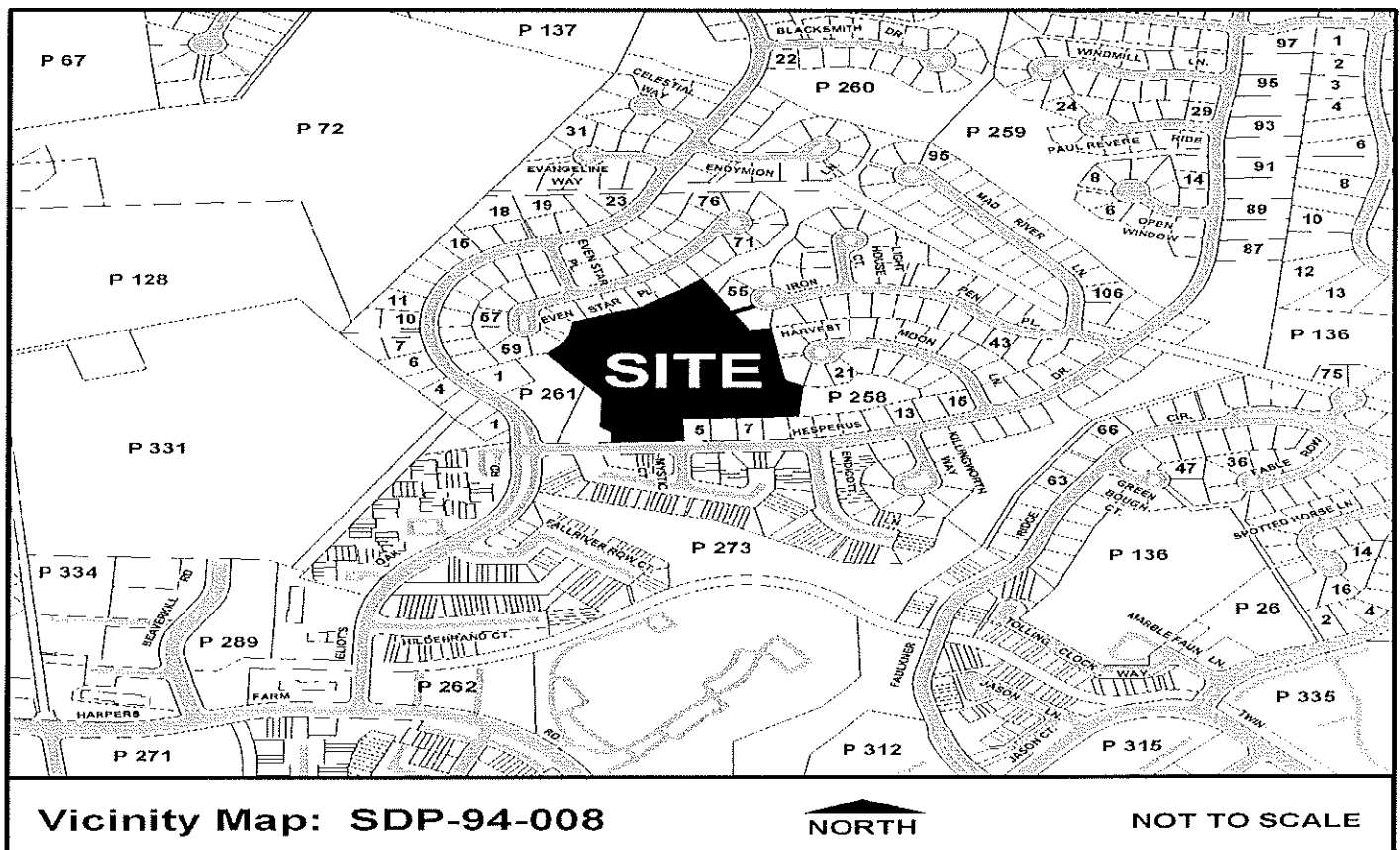
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TECHNICAL STAFF REPORT Planning Board Meeting of July 11, 2013

- Case No./Petitioner:** Site Development Plan, SDP-94-08, Howard County Public Schools System
- Project Name:** Village of Harpers Choice, Section 1, Area 5, Lot 4 (Longfellow Elementary School)
- Request:** The request is for approval of a "Redline Revision" for Site Development Plan, SDP-94-08 for the construction of 2 large building additions (one addition for a classroom, and the other addition for mechanical and music rooms) and two small additions for a corridor expansion and storage area; for the construction of an emergency fire access way and for the renovation to the existing parking area (a separate bus loop area and staff parking area).
- Location:** The subject site is identified as "Village of Harpers Choice, Section 1, Area 5" on Tax Map 29, Grid 18, Parcel 261, Lot 4 and is located on the north side of Hesperus Drive (5470 Hesperus Drive), in the Fifth Election District of Howard County. The site is located within the New Town – Open Space Zoning District.
- DPZ Recommendation:** Approval, subject to compliance with any comments from the Planning Board.



Vicinal Properties:

To the west is Open Space Lots 2 and 3 of the Village of Harpers Choice. Open Space Lot 2 is improved with the Longfellow Community Pool.

To the north, east and south are single-family detached dwellings which are part of the Village of Harpers Choice community.

Site History:

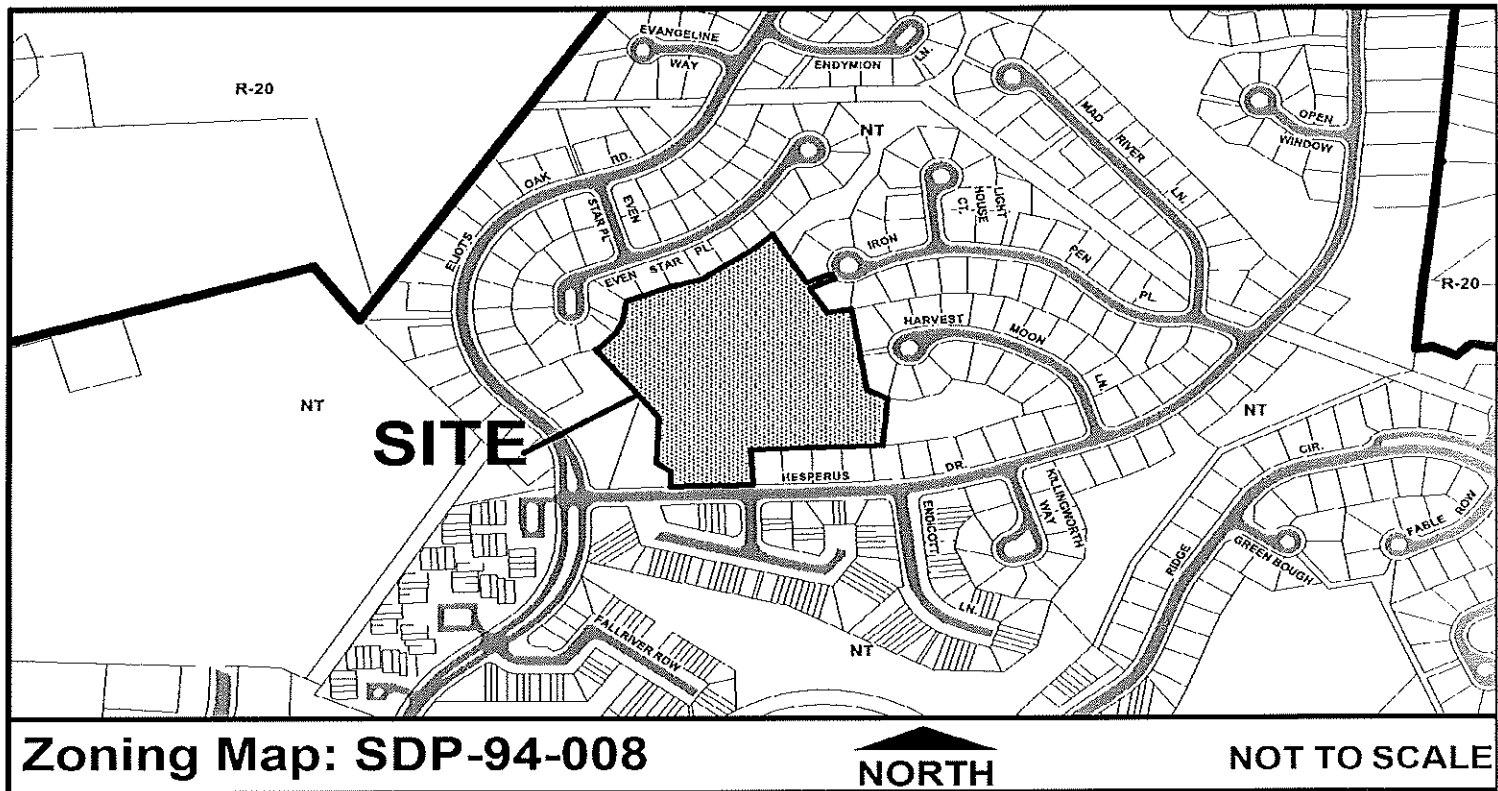
SDP-94-08 was signed on 10/12/93. This Site Development Plan (SDP) was for the construction of the existing elementary school and the required parking. Various red-lines have been approved to allow for the temporary classrooms.

Legal Requirement:

The subject property was properly posted with one (1) Planning Board meeting poster with the date, time and place of the Planning Board meeting for two weeks prior to this meeting. The poster was placed along Hesperus Drive.

Site Analysis:

Open Space Lot 4 is improved with the Longfellow Elementary School, 4 portable classrooms, stormwater management and required parking spaces. Section 125.G.3.a of the New Town Zoning Regulations requires Planning Board approval for minor additions and site improvements exceeding 5,000 square feet.



Proposal:

- The petitioner proposes to construct a 44' x 136' classroom addition (5,984 square feet) to be added to the north side of the school; to construct an approximate 43' x 100' music and mechanical rooms addition (4,300 square feet) to be added to the northeast side of the school; to construct a 10' x 17' corridor and storage area and a 10' x 12' corridor and storage area to be added to the west side of the school; and to construct a 16' wide emergency fire access way to allow emergency ingress/egress along the side and rear of the school.
- The existing parking area will be redesigned to provide a separate bus loop area and staff parking area.

FDP Development Criteria Requirements – This SDP Redline Revision is in compliance with all applicable requirements of FDP-33.

- **Setback Requirements (Criteria Item 6):**
A 25-foot structure setback is required from any public street right-of-way and from any property line. The proposed improvements meet all required setbacks.
- **Permitted Land Uses (Criteria Item 7):** **Lot 4 shall be used as a public school.** The proposed improvements are in compliance with the permitted land uses.
- **Height Requirement (Criteria Item 8):**
No structure shall be constructed upon areas designated as school sites more than 35 feet in height from the highest adjoining ground elevations. The classroom addition and the two (2) corridor and storage areas are approximately 15' in height. The music and mechanical room addition is about 17' high. The proposed improvements are in compliance with the maximum 35' height requirement.
- **Parking Requirement (Criteria Item 9):**
The Final Development Plan requires 25 parking spaces on site for school use. Ninety-five (95) parking spaces are proposed with this revision. The proposed parking improvements comply with the Final Development Plan.
- **Lot Coverage (Criteria Item 12):**
There is no lot coverage requirement. Nineteen (19%) total lot coverage is proposed.

EVALUATION:

In accordance with Section 125.G.3.a. of the Zoning Regulations, the Planning Board shall approve this Site Development Plan Red-Line Revision.

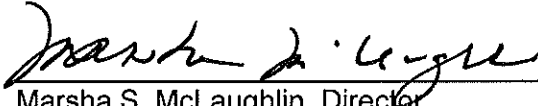
SRC Action:

The Subdivision Review Committee (SRC) determined this "Redline Revision" may be approved.

Recommendation:

Based on the above findings, the Department of Planning and Zoning recommends that the Planning Board approve the proposed "Redline Revision" to the Site Development Plan as requested by the petitioner.

Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

 7/3/13
Marsha S. McLaughlin, Director Date
Department of Planning and Zoning

